



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

108-10 - USE REGULATIONS

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108-10 - USE REGULATIONS

LAST AMENDED
7/23/2008

108-11 - Use Modifications in the Special Hunts Point District

LAST AMENDED
7/23/2008

In the #Special Hunts Point District#, hotels or motels shall not be permitted within the areas designated on the #Special Hunts Point District# Map in Appendix A. Within such areas, Section [74-803](#) (Transient hotels within M1 Districts) shall not be applicable.

108-12 - Use Modifications in the Residential Buffer Subdistrict

LAST AMENDED
7/23/2008

- (a) In the #Special Hunts Point District#, the #use# regulations of the underlying M1-2 District within the Residential Buffer Subdistrict shall be modified to permit the following #uses#:

From Use Group 3A

Libraries, museums or non-commercial art galleries

From Use Group 4A

Clubs

Community centers, not including settlement houses

Non-commercial recreational centers

From Use Group 6A, with no limitation as to #floor area# per establishment

Food stores, including supermarkets, grocery stores, meat markets or delicatessen stores

From Use Group 10A, with a limitation of 40,000 square feet of #floor area# per establishment within 500 feet of the center line of Garrison Avenue

Carpet, rug, linoleum or other floor covering stores

Clothing or clothing accessory stores

Department stores

Dry goods or fabric stores

Furniture stores

Television, radio, phonograph or household appliance stores

Variety stores.

- (b) In the #Special Hunts Point District#, Use Group 18 #uses# shall not be permitted in the underlying M1-2 District within the Residential Buffer Subdistrict, except that breweries, limited to 10,000 square feet of #floor area# per establishment, shall be permitted.

108-13 - Use Modifications in the Food Industry Subdistrict

LAST AMENDED
7/23/2008

In the #Special Hunts Point District#, in the underlying M1-2 District within the Food Industry Subdistrict, #uses# listed in Section [42-15](#) (Use Group 18) shall not be permitted, except for the following:

From Use Group 18A:

Beverages, alcoholic or breweries

Machinery, heavy, including electrical, construction, mining, or agricultural, including repairs

Metal or metal products, treatment or processing, including enameling, japanning, lacquering, galvanizing or similar processes

Plastic, raw

Steel, structural products, including bars, girders, rails, wire rope or similar products

From Use Group 18B:

Refrigerating plants.

108-14 - Enclosure Regulations

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, all #uses# listed in Use Groups 16, 17 and 18 shall be located within completely enclosed #buildings#, except that building materials or contractors' yards, listed in Use Group 17, may be open or enclosed.

108-15 - Applicability of Article V, Chapter 2 (Non-conforming Uses)

LAST AMENDED

7/23/2008

In the #Special Hunts Point District#, a #non-conforming# #use# may be changed only to a #conforming# #use#.

The following sections pertaining to #non-conforming# #uses# in the #Special Hunts Point District# shall not apply:

Section [52-32](#) (Land With Minor Improvements)

Section [52-33](#) (Manufacturing or Related Uses in Residence Districts), inclusive

Section [52-34](#) (Commercial Uses in Residence Districts)

Section [52-35](#) (Manufacturing or Related Uses in Commercial Districts)

Section [52-36](#) (Non-conforming Commercial Uses in Commercial Districts)

Section [52-37](#) (Non-conforming Commercial Uses in Manufacturing Districts)

Section [52-43](#) (C1 or C4 Districts)

Section [52-44](#) (Residence Districts Except R1 and R2 Districts)

Section [52-45](#) (Non-conforming Residential Uses in M1 Districts)

Section [52-46](#) (Conforming and Non-conforming Residential Uses in M1-1D Through M1-5D Districts)

Section [52-54](#) (Buildings Designed for Residential Use in Residence Districts)

- Section [52-56](#) (Multiple Dwellings in M1-1D Through M1-5D Districts)
- Section [52-62](#) (Buildings Containing Residences in M1-1D Through M1-5D Districts)
- Section [52-72](#) (Land with Minor Improvements)
- Section [52-731](#) (Advertising signs)
- Section [52-732](#) (Signs on awnings or canopies)
- Section [52-74](#) (Uses Objectionable in Residence Districts)
- Section [52-75](#) (Certain Types of Uses Involving Open Storage or Salvage).